



# ***PUBLICATIONS RELATED TO URBAN DEVELOPMENT PATTERNS***

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## PUBLICATIONS RELATED TO URBAN DEVELOPMENT PATTERNS

**AGRICULTURAL SUSTAINABILITY AND SMART GROWTH: Saving urban-influenced farmland** / Funders' Network for Smart Growth and Livable Communities -- Miami, FL: Collins Center for Public Policy, Inc., 2001

Working paper co-authored by: The American Farmland Trust.

Available full text via the World Wide Web:

[http://www.fundersnetwork.org/usr\\_doc/agriculture\\_paper.pdf](http://www.fundersnetwork.org/usr_doc/agriculture_paper.pdf)

"States and local communities are leaders in adopting innovative approaches to farmland protection as an integral smart growth strategy. But their efforts suffer from too little investment and a lack of the political will to regulate sprawl. Successful farmland protection programs exist, however, that combine substantial financial incentives to landowners with effective land use regulation." - (p. 1)

**ARE THE BOOMBURBS STILL BOOMING?** / Lang, Robert E -- Washington, DC: Fannie Mae Foundation, 2004

(Fannie Mae Foundation; Census Note 15)

Also available full text via the World Wide Web:

[http://www.mi.vt.edu/uploads/FMFNotes\\_15.pdf](http://www.mi.vt.edu/uploads/FMFNotes_15.pdf)

This Census Note updates boomburb growth trends using recently released 2000–2003 population estimates. The analysis reveals that most boomburbs continued to top the list of the nation's fastest-growing cities. Indeed, between 2000 and 2003 all five of the nation's fastest growing cities with populations over 100,000 were boomburbs. The total boomburb population grew 7.2 percent on average, more than triple the 2.1 percent average increase seen in other similarly sized cities.

**BALANCING ACT: Many tools to promote balanced growth can also contribute to the supply of affordable housing...** / Kalinosky, Leah -- Washington, DC: National Association of Housing and Redevelopment Officials (NAHRO), 2002

Journal of Housing and Community Development - March/April 2002 (p. 16-21)

Back issues available via the World Wide Web:

<http://www.nahro.org/publications/johcd.html>

"Smart growth has great potential for bringing new investment to older urban, suburban, and rural communities. Transit-oriented development, reuse of buildings, and a mix of land uses can all complement housing-focused community development programs. However, there is a danger of gentrification and displacement of lower-income residents if adequate measures are not in place to preserve existing affordable housing and to expand housing options throughout a region." – (p. 21).

**BALANCING HOUSING AND GROWTH PRESSURES WITH LIMITED RESOURCES: It's time for leadership** / Carrigg, Dan -- Sacramento, CA: League of California Cities, 2002

Western City: Housing and Growth Series – April 2002

Available full text at the World Wide Web:

[http://www.cacities.org/index.jsp?displaytype=11&story=10937&zone=wcm&section=art&sub\\_sec=art\\_ind](http://www.cacities.org/index.jsp?displaytype=11&story=10937&zone=wcm&section=art&sub_sec=art_ind)

This article, the first in a series, examines the key issues affecting cities in their struggle to encourage housing production and provide essential services to a growing population.

## PUBLICATIONS RELATED TO URBAN DEVELOPMENT PATTERNS

**BALLOT-BOX ZONING, TRANSACTION COSTS, AND URBAN GROWTH** / Staley, Samuel R. -- Chicago, IL: American Planning Association, [2001]  
Journal of the American Planning Association - Vol. 67, no.1 (Winter 2001) 25-37

Also available for purchase via the World Wide Web:

<http://pqasb.pqarchiver.com/planning/search.html>

Planning through ballot-box zoning is becoming increasingly common across the nation. Unfortunately, little empirical work has been done to assess the consequences of ballot-box zoning on urban growth and development activity. This article uses a transaction cost approach to land use planning to assess how public referenda on site-specific re-zonings impact development activity in cities.

**BALLOT BOX NAVIGATOR: A practical and tactical guide to land use initiatives and referenda in California** / Durkee, Michael Patrick, [et al.] -- Point Arena, CA: Solano Press Books, 2003

Co-authored by: Jeffrey A Walter, David H Blackwell, and Thomas F Carey

Book includes bibliographical references and index.

Available for purchase via the World Wide Web:

<http://www.solano.com/index.htm>

Table of Contents: [http://www.personabooks.com/solano\\_pdf/toc/BB\\_Content\\_web.pdf](http://www.personabooks.com/solano_pdf/toc/BB_Content_web.pdf)

[Book] focuses on the tools available in California for the regulation of land uses and the control of new development through ballot measures known as initiatives and referenda. The authors provide a comprehensive perspective on the subject, as well as a complete summary of the law and the process.

**BALLOT BOX PLANNING: Understanding land use initiatives in California** / Taylor, Richard; Perlmutter, Robert -- Sacramento, CA: Institute for Local Self Government, 2001

Report includes index.

Available full text via the World Wide Web:

[http://www.cacities.org/resource\\_files/21962.bboxfinal.PDF](http://www.cacities.org/resource_files/21962.bboxfinal.PDF)

This publication seeks to provide a better understanding of the legal underpinnings of the initiative process. It includes a general discussion of initiatives, referenda and several alternatives to the process. It outlines many of the legal pitfalls and technical details involved in placing an initiative on the ballot. This guide also offers several drafting tips and reviews the degree to which local officials can participate in the elections process.

Also: [HD211.C2 .B34 2001](#) - California State Library – Reference Collection

## PUBLICATIONS RELATED TO URBAN DEVELOPMENT PATTERNS

**BALLOT BOX PLANNING AND GROWTH MANAGEMENT** / Fulton, William --  
Sacramento, CA: Local Government Commission, [2002]

Based on report by: Solimar Research Group

Also available full text via the World Wide Web:

[http://www.lgc.org/freepub/PDF/Land\\_Use/reports/ballot\\_box\\_manual.pdf](http://www.lgc.org/freepub/PDF/Land_Use/reports/ballot_box_manual.pdf)

Introduction: In the next 40 years, California's population is expected to grow by 24 million, the current population of Texas and New York combined. Even conservative projections anticipate a significant increase in our state's population for the foreseeable future. Over 65% of that population growth will be from natural increase, not immigration from abroad or other states... This guidebook addresses some of the issues that local governments and community activists need to consider when pursuing "ballot box zoning" or other techniques to manage growth. – (p. 1).

**BATTLING SPRAWL: Initiatives, referenda, interim development ordinances, adequate public facilities and population controls** / Curtin, Daniel J. -- Walnut Creek, CA: McCutchen, Doyle, Brown & Enersen, 1999

Proceedings of the Institute on Planning, Zoning, and Eminent Domain, 2000

Overview may be accessed full text at the World Wide Web:

<http://www.legalelite.com/articles/a-dc-sprawl.htm#overview>

Wielding this "legislative battering ram," voters in cities across the state have taken matters into their own hands and adopted planning and zoning laws. Most often, they have done so when the city council failed to heed their demands for specific legislation.

Contact: *Housing Resource Center – CA Dept. of Housing & Community Development*  
(Librarian – 916/322-9648)

**THE BENEFITS OF GROWTH** / Wassmer, Robert W.; Boarnet, Marlon G. --

Washington, DC: Urban Land Institute (ULI), 2002

ULI Working Paper on Land Use Policy; no. 664

Available full text at the World Wide Web:

<http://www.csus.edu/indiv/w/wassmerr/benefitsofgrowth.pdf>

Growth generates new jobs, income, and tax revenue, and raises property values, offering residents more choices and diversity. Examining more closely the benefits of growth offers insights into how to promote smart growth, to manage better the impacts of growth, and to respond to local resistance. This paper focuses on the short- and long-term benefits of growth to local communities and larger regions.

**BEYOND MEGALOPOLIS: Exploring America's new "megapolitan" geography** /

Lang, Robert E.; Dhavale, Dawn -- Alexandria, VA: Metropolitan Institute at Virginia Tech (MIVT), 2005

(Metropolitan Institute - Census Report Series; 05:01)

Also available full text via the World Wide Web:

<http://www.mi.vt.edu/uploads/MegaCensusReport.pdf>

The Metropolitan Institute at Virginia Tech identifies ten US "Megapolitan Areas" – clustered networks of metropolitan areas that exceed 10 million total residents (or will pass that mark by 2040).

## PUBLICATIONS RELATED TO URBAN DEVELOPMENT PATTERNS

### **BEYOND SPRAWL: New patterns of growth to fit the new California /**

California Resources Agency; Greenbelt Alliance; Low Income Housing Fund

-- San Francisco, Calif.: Bank of America, 1995

Also available full text via the World Wide Web:

<http://www.rut.com/misc/beyondSprawl.html>

California is at a unique and unprecedented point in its history — a point at which we face profound questions about our future growth that will determine the state's economic vitality and quality of life for the next generation and beyond. One of the most fundamental questions we face is whether California can afford to support the pattern of urban and suburban development, often referred to as "sprawl," that has characterized its growth since World War II.

### **THE BOOMBURBS AT "BUILDOUT": Future development in large fast-growing**

**suburbs /** Lang, Robert E / Metropolitan Institute at Virginia Tech -- Draft edition --

Alexandria, VA: Metropolitan Institute at Virginia Tech, 2005

Also available full text via the World Wide Web:

<http://www.mi.vt.edu/uploads/SGOE.pdf>

This paper considers how Boomburbs expect to buildout. The methods used to determine their plans were phone interviews with planning departments, case study visits to over two dozen Boomburbs that included meetings with the mayors, and an analysis of planning documents posted to municipal websites. The result was a multifaceted portrait of how the Boomburbs expect to develop in the next several decades. For smart growth advocates, the Boomburb buildout plans are both encouraging and sobering. Many Boomburbs expect denser, mixed-use development to be built around light rail stations.

### **THE CALCULUS OF COALITIONS: Cities and states and the metropolitan agenda /**

Wolman, Hal; Swanstrom, Todd; Weir, Margaret; Lyon, Nicholas -- Washington, DC:

Brookings Institution - Center on Urban and Metropolitan Policy, 2004

Also available full text via the World Wide Web:

[http://www.brookings.edu/dybdocroot/urban/pubs/20040422\\_coalitions.pdf](http://www.brookings.edu/dybdocroot/urban/pubs/20040422_coalitions.pdf)

Cities are creations of their states. Their boundaries, their powers, and their responsibilities are all substantially prescribed by state law. With the advent of the new federalism -- beginning in the 1970s and resurgent today -- the devolution of power from Washington to state capitals has increased the importance of state decision making for cities.

### **CALIFORNIA'S NEWEST NEIGHBORHOODS /** Johnson, Hans P.; Hayes, Joseph M --

San Francisco, CA: Public Policy Institute of California (PPIC), 2003

Includes bibliographical references

California Counts - Vol. 5, no. 1 (August 2003) p. 1-16

Available full text via the World Wide Web:

[http://www.ppic.org/content/pubs/CC\\_803HJCC.pdf](http://www.ppic.org/content/pubs/CC_803HJCC.pdf)

Authors examine the characteristics of California's newest residential developments -- those created in the 1990's. The report documents number of developments, locations and growth patterns, type of housing, household demographics, traffic and commutes, and regional variations.

## **PUBLICATIONS RELATED TO URBAN DEVELOPMENT PATTERNS**

**CITIES UNDER PRESSURE: Local growth controls and residential development policy** / Lewis, Paul G.; Nieman, Max -- San Francisco, CA: Public Policy Institute of California (PPIC), 2002

Also available full text via the World Wide Web:

[http://www.ppic.org/content/pubs/R\\_102PLR.pdf](http://www.ppic.org/content/pubs/R_102PLR.pdf)

Some critics have argued that local growth controls are a major cause of the state's housing shortfalls and affordability problems. Paul Lewis and Max Neiman probe this argument by examining the residential development policies of California's cities. Focusing on local efforts to control the amount, type, and location of new housing, the authors use a variety of data sources.

**COMMUNITY ACCEPTANCE OF AFFORDABLE HOUSING** / Koebel, C. Theodore; Lang, Robert E; Danielsen, Karen A. -- Chicago, IL: National Association of Realtors (NAR), 2004

"Report to the National Association of Realtors - June 2004"

Also available full text at the World Wide Web:

[http://www.realtor.org/Research.nsf/files/koebellangfr.pdf/\\$FILE/koebellangfr.pdf](http://www.realtor.org/Research.nsf/files/koebellangfr.pdf/$FILE/koebellangfr.pdf)

Despite historically low interest rates, organizations across the nation have become increasingly concerned about the impacts of regulatory constraints and anti-growth sentiments on the availability and cost of housing. This concern is by no means limited to a few "high cost" areas like Boston and San Francisco. It can also be found in Iowa City, where new single-family houses were recently selling from \$150,000 to \$375,000 (prices readily considered affordable in many larger metropolitan areas) and even in rural areas where spill-over growth and "drive to qualify" solve the commuter's affordability problem while creating unforeseen affordability problems for the rural native.

**COMPACTNESS OR SPRAWL: America's future vs. the present** / Richardson, Harry W.; Gordon, Peter -- Los Angeles, CA: University of Southern California, School of Policy, Planning & Development, [2000]

Also available full text via the World Wide Web:

[http://www.usc.edu/schools/sppd/lusk/research/pdf/wp\\_2000\\_1008.pdf](http://www.usc.edu/schools/sppd/lusk/research/pdf/wp_2000_1008.pdf)

Many developers have been converted to promote Smart Growth projects, such as infill townhome developments close to transit lines that pass a "sustainability" test. ... But, even if these diagnoses were correct and even if there has been a change of heart, would it make a difference? - (p. 1)

**THE COSTS OF SPRAWL REVISITED** / Downs, Anthony -- [Washington, DC]: Urban Land Institute (ULI) - District of Columbia District Council, 2004  
Excerpt from speech presented in Washington, D.C. at the ULI District Council Meeting - April 15, 2004.

Also available full text via the World Wide Web:

<http://www.anthonydowns.com/sprawlrevisited.htm>

"In the 1970's, Real Estate Research Corporation, for which I worked, wrote a milestone report called the Costs of Sprawl. This became the measuring rod for alternative forms of future growth." - (p. [1])



## **PUBLICATIONS RELATED TO URBAN DEVELOPMENT PATTERNS**

### **DEALING EFFECTIVELY WITH FAST GROWTH / Downs, Anthony -- Washington, DC:**

The Brookings Institution, 2000

(Brookings Policy Brief; no. 67)

Also available full text via the World Wide Web:

<http://www.brookings.edu/comm/policybriefs/pb67.pdf>

How can concerned citizens reasonably respond to the adverse impacts of growth? A natural reaction is to try to slow growth so these conditions at least do not get worse. Since land-use policies in America are determined by local governments, citizens of each locality lobby officials to limit the number of housing units permitted there each year. - (p. 1)

### **THE DEBATE OVER FUTURE DENSITY OF DEVELOPMENT: An interpretive review**

/ Myers, Dowell; Kitsuse, Alicia -- Cambridge, MA: Lincoln Institute of Land Policy, 1999

Also available for purchase via the World Wide Web:

<http://www.lincolninst.edu/pubs/pub-detail.asp?id=63>

This paper offers an interpretative review of major positions taken within the debate over future density, adopting a temporal, as well as spatial, perspective. While the debate is frequently conducted in factual terms, the literature on density is highly subjective, involving alternative views of the future as well as a fundamental divergence between long- and short-term, and collective and individual economic orientations.

### **DEVELOPMENT IMPACT FEES: Is limited cost internalization actually smart**

**growth?** / Rosenberg, Nick -- [Newton, MA]: Boston College of Law, [2003]

Boston College Environmental Affairs Law Review - V. 30, no. 3 (2003) p. 641-688

Journal article available full text via the World Wide Web:

[http://www.bc.edu/schools/law/lawreviews/meta-elements/journals/bcealr/30\\_3/09\\_TXT.htm](http://www.bc.edu/schools/law/lawreviews/meta-elements/journals/bcealr/30_3/09_TXT.htm)

Abstract: Many environmental and smart growth advocates have embraced impact fees as a cost-internalizing approach to regulating growth. Federal and state courts, however, have placed substantial constraints on the scope of the costs that municipalities are able to recover through impact fees. Furthermore, because the most direct infrastructure costs are more readily recouped, development may occur in areas where the lack of these services would otherwise have been prohibitive, while remaining social costs are borne by society at large.

### **DEVELOPMENT IN TIME: Planning the future of California's housing / Myers,**

Dowell; Kitsuse, Alicia -- Cambridge, MA: Lincoln Institute of Land Policy, 1999

(Lincoln Institute of Land Policy Working Paper; WP99DM2)

May be purchased via the World Wide Web:

<http://www.lincolninst.edu/pubs/pub-detail.asp?id=74>

The question of future development can benefit from a fresh examination accorded by an alternative viewpoint, one that employs temporal dynamics and housing needs. The time dimension of urban development has been unfairly neglected. The development debate has primarily been cast in terms of spatial patterns—how much density, how dispersed, or how large an ecological footprint—or as a matter of the political values behind opposing outlooks. Yet key issues attending the future of development in California can be better understood in light of an explicit temporal analysis of development over time.

## PUBLICATIONS RELATED TO URBAN DEVELOPMENT PATTERNS

### **DO DEVELOPMENT COST CHARGES ENCOURAGE SMART GROWTH AND HIGH PERFORMANCE BUILDING DESIGN? : An evaluation** / West Coast Environmental

Law -- Vancouver, BC: Coriolis Consulting Corp., 2003

Available full text via the World Wide Web:

<http://www.wcel.org/wcelpub/2003/14083.pdf>

Introduction: Local governments in BC use Development Cost Charges (DCCs) levied on new projects to help fund the cost of sewer, water, storm drainage, road and parkland needed to accommodate growth. DCCs are intended to reflect the capital costs that are imposed by new development. This capital burden can vary widely within a community based on factors such as the condition and capacity of existing infrastructure, the location of new development, the type of land use, and the characteristics of development projects. The objective of this report is to determine whether DCC rates favour particular growth patterns and, if so, to suggest practical ways for municipalities to modify their systems to encourage smart growth and encourage high performance ("green") building design.

### **DO GROWTH CONTROLS WORK? : A New Assessment** / Landis, John D. –

Berkeley, Calif.: University of California at Berkeley, Institute of Urban and Regional Development, 1991

(U.C. Berkeley Institute of Urban and Regional Development Working Paper; no. 547)

May be purchased via the World Wide Web:

[http://www-iurd.ced.berkeley.edu/workingpapers\\_1990-1995.htm](http://www-iurd.ced.berkeley.edu/workingpapers_1990-1995.htm)

Abstract: Although local growth-control programs are much maligned by economists, there has not yet been a single comprehensive study of whether local growth-control programs actually work. This paper presents a partial evaluation of local growth controls as applied in seven mid-size California cities: Camarillo, Livermore, Lodi, Redlands, San Luis Obispo, Thousand Oaks, & Walnut Creek. To better identify the effects of local growth controls, each of the seven growth-control cities was statistically matched with an otherwise similar city.

Also: U5010 W6 no.547 – *California State Library, Government Documents*

### **THE DYNAMICS OF IMMIGRATION AND LOCAL GOVERNANCE IN SANTA ANA: Neighborhood activism, overcrowding, and land-use policy** / Myers, Dowell;

Harwood, Stacy -- [Malden, MA]: Blackwell Publishers, [2002]

Policy Studies Journal - Vol. 30, no. 1 (2002) p. 70-91

May be purchased online via the World Wide Web:

<http://www.blackwell-synergy.com/toc/psj/30/1>

This article examines the City of Santa Ana's responses to a changing urban landscape. We explore how the rapid growth of the immigrant neighborhoods called into question the traditional ways of municipal governance and city planning. We pay special attention to how the local government used land-use policy to promote urban revitalization and bring substandard housing up to code. Initially the urban policy choices fueled neighborhood-based protest and exacerbated racial and class tensions throughout the city; however, more recently the neighborhood activism has created a space for government reform. - (p. 70)



## **PUBLICATIONS RELATED TO URBAN DEVELOPMENT PATTERNS**

**EDGE COUNTIES: Metropolitan growth engines** / Lang, Robert E.; Simmons, Patrick A. -- Washington, DC: Fannie Mae Foundation, 2003  
(Fannie Mae Foundation; Census Note 11 - June 2003)  
Also available full text via the World Wide Web:

[http://www.fanniemaefoundation.org/programs/pdf/census/notes\\_11.pdf](http://www.fanniemaefoundation.org/programs/pdf/census/notes_11.pdf)

"Edge Counties lie in the nation's 50 largest regions. Our analysis shows that they account for a significant share of U.S. metropolitan growth since 1950. This report identifies 54 Edge Counties, in comparison with 53 Boomburbs. But unlike the Boomburbs, which were concentrated in the Western Sunbelt, Edge Counties are found throughout the United States—from New England to Florida, from Southern California to the Pacific Northwest, and all parts in between." - (p. 2)

**EDGE COUNTIES STRUGGLE WITH IMPACTS OF RAPID GROWTH** / Atkins, Patricia S Wolman, Hal; Jordan, Jessica -- Washington, DC: Fannie Mae Foundation, [2002]  
Housing Facts and Findings - Vol. 4, no. 3 (2002)

Article available full text via the World Wide Web:

<http://www.fanniemaefoundation.org/programs/hff/v4i3-index.shtml>

Author Henry Miller has written, "All growth is a leap in the dark, a spontaneous unpremeditated act without benefit of experience." Leaders of the nation's fastest-growing Edge Counties daily live these words as they confront one of the most perplexing challenges facing local public officials today. Simply stated, growth in Edge Counties is outpacing the community's ability to build infra-structure and sometimes to pay for that infrastructure, according to early tallies from an ongoing survey of county officials commissioned by the Fannie Mae Foundation. At its most confounding, this growth threatens the very attractiveness that propels the growth.

**EFFECTS OF LAND-USE REGULATION ON THE PRICE OF HOUSING: What do we know? What can we learn?** / Quigley, John M.; Rosenthal, Larry A. -- Berkeley, CA:

Program on Housing & Urban Policy, Institute of Business & Economic Research, 2004

Also available full text via U.C. Berkeley at the World Wide Web:

[http://repositories.cdlib.org/iber/bphup/working\\_papers/W04-002/](http://repositories.cdlib.org/iber/bphup/working_papers/W04-002/)

IBER Working Paper (W04-002) featured in Proceedings of U.S. Dept. of Housing & Urban Development Research Conference on Regulatory Barriers to Affordable Housing (Washington, DC: April 22, 2004)

**THE EFFECTS OF PORTLAND'S URBAN GROWTH BOUNDARY ON URBAN DEVELOPMENT PATTERNS AND COMMUTING** / Jun, Myung-Jin -- London, UK: Carfax Publishing, 2004

Urban Studies -- (June 2004) -- Vol. 41, No. 7 (p. 1333-1348)

Also available for purchase via the World Wide Web:

<http://www.ingentaconnect.com/content/routledg/curs/2004/00000041/00000007>

Abstract: This research investigates the effects of Portland's urban growth boundary (UGB) on urban development patterns and mobility. Three different methods are adopted for evaluating Portland's UGB: intermetropolitan comparisons; comparisons inside and outside the UGB; and, statistical analyses utilising regression models. Intermetropolitan comparisons do not support the conclusion that Portland's UGB has been effective in slowing down suburbanisation, enhancing infill development and reducing auto use.

## **PUBLICATIONS RELATED TO URBAN DEVELOPMENT PATTERNS**

**EFFECTS OF URBAN CONTAINMENT ON HOUSING PRICES AND LANDOWNER BEHAVIOR** / Nelson, Arthur C. -- Cambridge, MA: Lincoln Institute of Land Policy, 2000  
Land Lines – Vol. 12, no. 3 (May 2000) p. 1-3

Also available full text at the World Wide Web:

<http://www.lincolninst.edu/pubs/pub-detail.asp?id=298>

"Voters in many California cities, including Sacramento, Santa Barbara, Irvine and Davis, and in numerous suburbs around San Francisco have approved urban growth boundaries (UGB) as one type of intervention to contain sprawl development." - (p. 1).

**EFFICIENT URBANIZATION: Economic performance and the shape of the metropolis** / Cervero, Robert -- Cambridge, MA: Lincoln Institute of Land Policy, 2000  
Lincoln Institute of Land Policy working paper: WP00RC1

Also available for purchase via the World Wide Web:

<http://www.lincolninst.edu/pubs/pub-detail.asp?id=88>

The influences of urban form and transportation infrastructure on economic performance show up in several contemporary policy debates, notably "sprawl versus compact city" and in the developing world, the future of mega-cities. This paper probes these relationships using two scales of analysis.

**ENERGY AND SMART GROWTH: It's about how and where we build** / Friedman, Naomi -- Coral Gables, FL: Funders' Network, 2004  
(Funders' Network Translation Paper; no. 15)

Also available full text via the World Wide Web:

[http://www.fundersnetwork.org/usr/doc/Energy\\_and\\_Smart\\_Growth.pdf](http://www.fundersnetwork.org/usr/doc/Energy_and_Smart_Growth.pdf)

Abstract: By efficiently locating development, smarter growth land use policies and practices offer a viable way to reduce U.S. energy consumption. Moreover, by increasing attention on how we build, in addition to where we build, smart growth could become even more energy smart. The smart growth and energy efficiency movements thus are intrinsically linked, yet these two fields have mostly operated in separate worlds. Through greater use of energy efficient design, and renewable energy resources, the smart growth movement could better achieve its goals of environmental protection, economic security and prosperity, and community livability. In short, green building and smart growth should go hand in hand.

**ENVIRONMENTAL REGULATIONS AND THE HOUSING MARKET: A review of the literature** / Kiel, Katherine A. -- Washington, DC: U.S. Dept. of Housing and Urban Development (HUD), Policy, Development & Research Division, 2004  
Cityscape – Vol. 8, issue no. 1 (2004)

Also available full text via the World Wide Web:

<http://www.huduser.org/periodicals/cityscape/vol8num1/index.html>

Journal article featured in Proceedings of the U.S. Dept. of Housing & Urban Development Research Conference on Regulatory Barriers to Affordable Housing (Washington, DC: April 22, 2004)

## **PUBLICATIONS RELATED TO URBAN DEVELOPMENT PATTERNS**

### **EVALUATION OF GROWTH SLOWING POLICIES FOR THE SAN DIEGO REGION:**

**[Final report]** / San Diego Association of Governments (SANDAG) -- San Diego, CA: SANDAG, [2001]

Available full text via the World Wide Web:

[http://www.sandag.org/uploads/publicationid/publicationid\\_143\\_565.pdf](http://www.sandag.org/uploads/publicationid/publicationid_143_565.pdf)

The Evaluation of Growth Slowing Policies in the San Diego Region identifies the region's sources of growth and evaluates the effectiveness and impacts of local public policy actions that could be adapted to slow growth. The objective of this study is to facilitate the continued discussion of how local public policies can help chart our region's future.

### **EXPLORING THE NO GROWTH OPTION: It's possible; it's difficult; it's ethical /**

Williamson, Chris -- Chicago, IL: American Planning Association (APA), 2004

Planning -Vol. 70 (November 2004) p. 34-36

May be purchased via the World Wide Web:

<http://www.planning.org/planning/nonmember/previouseditions.htm>

In the South and West, population growth is fueling a struggle between sprawl and smart growth. Now some people are asking, "Why should we grow at all?" This is a valid question, and it deserves more than a dismissive answer such as "Growth is inevitable" or "We have a plan to accommodate the projections." The people asking the question understand all too clearly that the real force behind current planning debates is population growth and the congestion and environmental problems that accompany it.

### **FROM SPRAWL TO SMART GROWTH /** Freilich, Robert H. -- Chicago, IL: American Bar Association, Section of State and Local Government Law, 1999

Book includes bibliographical references and index

Available for purchase via the World Wide Web:

<http://www.abanet.org/statelocal/pubs/5330068.html>

Once virtually limitless, open environmental and agricultural space is rapidly disappearing due to the encroachment of urban sprawl. From Sprawl to Smart Growth explains how proven legal and planning principles can contain sprawl and illustrates its argument with over thirty years of examples of successfully implemented growth management systems.

### **GETTING TO SMART GROWTH II: 100 more policies for implementation /** Frazier,

Trent, [et al.] -- Washington, DC: Smart Growth Network, 2003

Co-published by: International City/County Management Association (ICMA)

Also available full text at the World Wide Web:

<http://www.smartgrowth.org/pdf/gettosg2.pdf>

The new primer that provides states and communities with policy options that can be mixed and matched to fit local circumstances, visions, and values; and high-lights steps that the private sector can take to encourage more livable communities.

## PUBLICATIONS RELATED TO URBAN DEVELOPMENT PATTERNS

**GROWING PAINS: The stunting of Silicon Valley's growth** / Taylor, Brian J. -- [Los Angeles, CA]: Reason Foundation, 1998  
Reason - V. 29, no. 9 (February 1998) p. 48

Article available full text via the World Wide Web:

<http://reason.com/9802/col.taylor.shtml>

Anti-building policies in Santa Clara County, CA, also known as Silicon Valley, are stringent as its locals support open space preservation and urban growth boundaries. This prevents companies such as Sun Micro-systems from just building new facilities.

**GROWING SMART LEGISLATIVE GUIDEBOOK: Model statutes for planning & the management of change** / Meck, Stuart, editor [2002 edition] -- Chicago, IL: American Planning Association, 2002

Accompanied by user manual -- 2002 set replaces previous (1998) edition.

Available full text with registration at the World Wide Web:

APA members: <http://www.planning.org/guidebook/Login.asp>

Also: [KF5692 .G76 2002](#) - *California State Library – General Reference*

**GROWTH: The California Story** / California Center for Regional Leadership (CCRL) -- San Francisco, CA: CCRL, 2004

Also available full text via the World Wide Web:

<http://www.calregions.org/pdf/ca-story.pdf>

The "California Story" highlights the tremendously innovative and effective work of local leaders and institutions throughout the state who are trying to manage growth in a manner that creates more livable and prosperous communities. With the support of Bank of America, the Funders' Network for Smart Growth and Livable Communities, the Hewlett Foundation, and the Surdna Foundation, on June 15, 2004, a group of 72 California and national leaders were given a golden opportunity to reflect on the remarkable progress we have made through innovations in planning, development, and conservation. The lessons learned in recent years from the field now must be captured in and supported by state policy programs and funding.

**GROWTH GOVERNANCE IN SOUTHERN CALIFORNIA** / Glickfeld, Madelyn, [et al.] -- Claremont, CA: Claremont Graduate University Research Institute, 1999  
Report includes bibliographical references.

Also available full text via the World Wide Web:

<http://www.cp-dr.com/pdfs/governance.pdf>

This paper attempts to build a "profile" of local growth governance policy - techniques designed to either manage or promote growth - in the five-county region commonly known as "Metropolitan Southern California."

## **PUBLICATIONS RELATED TO URBAN DEVELOPMENT PATTERNS**

**GROWTH MANAGEMENT BALLOT MEASURES IN CALIFORNIA** / Fulton, William [et al.] -- Ventura, CA: Solimar Research Group, Inc., 2002

Also available full text via the World Wide Web:

[http://www.solimar.org/pdfs/growth\\_mgmt\\_report.pdf](http://www.solimar.org/pdfs/growth_mgmt_report.pdf)

"Executive Summary: The concept of 'ballot-box zoning' is more deeply embedded in California than it is in any other state. Over the past 30 years, it is estimated that at least 1,000 different measures dealing with development, growth, and land use have appeared on local ballots around the state. Virtually all of these measures have called on local governments to engage in some form of "growth management" -- that is, they have sought to impose additional planning policies that focus on the timing and geographical sequencing of growth within a community." -- (p. iii)

**GROWTH MANAGEMENT REVISITED: A reassessment of its efficacy, price effects and impacts on metropolitan growth patterns** / Landis, John D.; Reilly, Michael; Deng, Lan; -- Berkeley, CA: Univ. of California Berkeley, Institute of Urban & Regional Development, 2002

U.C. Berkeley IURD - Working paper: 2002-02

Also available full text via the World Wide Web:

<http://www-iurd.ced.berkeley.edu/pub/WP-2002-02.PDF>

In no other US state is growth as tightly managed at the local level as California. Likewise, in no other state is there such a diversity of local growth management approaches and experiences. From a research perspective, because California lacks a statewide growth management framework, the effectiveness or ineffectiveness of growth management can be traced back to its local implementation.

**GROWTH TRENDS AND CHALLENGES IN CALIFORNIA** / Sanders, Steve -- Coral Gables, FL: Funders' Network for Smart Growth and Livable Communities, 2004  
CalRegions - Volume V, Issue 4 (October 2004)

Available full text via the World Wide Web:

<http://www.calregions.org/projects/enews/vi4.html>

This background paper is an updated and abbreviated version of the strategic scan (December 2001: A Strategic Scan of Smart Growth Issues in California). It is intended to provide context for discussions among foundation representatives, non-profit leaders, and policy makers interested in land use and smart growth reform in California. - (p. 2)

**GROWTH WITHIN BOUNDS: Planning California Governance for the 21st Century** / California Commission on Local Governance for the 21st Century -- Sacramento, CA: The Commission, [2000]

Report available full text via the World Wide Web:

<http://www.opr.ca.gov/publications/PDFs/79515.pdf>

The task of investigating future local governance options is formidable and must include a fundamental assessment of the functions performed by cities, counties, special districts and regional agencies. Any excessive fragmentation of government services among numerous, inefficient, or overlapping providers must be discouraged; and effective, efficient, and easily understandable local government must be encouraged. -- (p. ES-1)

Also: JS451.C25 G76 2000 - California State Library – General Reference

## PUBLICATIONS RELATED TO URBAN DEVELOPMENT PATTERNS

**GUIDE TO CALIFORNIA PLANNING** / Fulton, William (3rd edition) -- Point Arena, CA: Solano Press Books, (September 2005)

See: Growth Management and Growth Boundaries

Also available for purchase at the World Wide Web:

[http://www.solano.com/catalog.htm#Anchor\\_Calif\\_Planning](http://www.solano.com/catalog.htm#Anchor_Calif_Planning)

Describes how planning really works in California, how cities, counties, developers, and citizen groups all interact with each other on a daily basis to shape California communities and the California landscape, for better and for worse.

Also: KFC810 .G94 2005 – *California State Library, General Reference*

**GUIDE TO SMART GROWTH: Shattering myths, providing solutions** / Shaw, Jane S. -- Washington, DC: The Heritage Foundation, 2000

Available for purchase at the World Wide Web:

<http://www.heritage.org/About/Bookstore/smartGrowth.cfm>

"Urban sprawl" has become a top issue nationwide, trumping such mainstays as education and crime in many polls and contributing to the election of anti-sprawl politicians. Yet Americans continue to cite detached, single-family homes on ample lots as their ideal. Can these trends be reconciled? Yes, but not without dispelling some common misconceptions about sprawl.

Also: HT371 .G8 2000 – *California State Library, General Reference*

**HAVE HOUSING PRICES RISEN FASTER IN PORTLAND THAN ELSE-WHERE?** /

Downs, Anthony -- Washington, DC: Fannie Mae Foundation, 2002

Housing Policy Debate - Vol. 13, no. 1 (p. 7-31)

Available full text via the World Wide Web:

[http://www.fanniemae.foundation.org/programs/hpd/pdf/hpd\\_1301\\_downs.pdf](http://www.fanniemae.foundation.org/programs/hpd/pdf/hpd_1301_downs.pdf)

This study provides initial evidence that an urban growth boundary or other stringent land-use controls can, at least for a short period, exert upward pressure on the rate of increase of housing prices, if it is combined with other factors strongly stimulating the demand for housing in the region, such as employment growth. However, it does not find evidence that urban growth boundaries necessarily exert this upward pressure.

**HOW AMERICA'S CITIES ARE GROWING: The big picture** / Downs, Anthony --

Washington, DC: The Brookings Institution, 1998

The Brookings Review, Vol. 16, no. 4 (Fall 1998) p. 8-13

Article available full text at the World Wide Web:

<http://www.brook.edu/dybdocroot/press/REVIEW/fa98/downs.pdf>

Suburban sprawl has been the dominant form of metropolitan-area growth in the United States for the past 50 years. This article analyzes the nature of such sprawl, why it occurs in U.S. metropolitan areas, the problems it causes or aggravates, and some alternative possible forms of future metropolitan-area growth.



## **PUBLICATIONS RELATED TO URBAN DEVELOPMENT PATTERNS**

**HOW DO CALIFORNIANS USE LOCAL BALLOT INITIATIVES?** / Gordon, Tracy M -- San Francisco, CA: Public Policy Institute of California (PPIC), 2004 (PPIC Research Brief; Issue # 93 - September 2004)

Also available full text via the World Wide Web:

[http://www.ppic.org/content/pubs/RB\\_904TGRB.pdf](http://www.ppic.org/content/pubs/RB_904TGRB.pdf)

Controversy over California's statewide ballot propositions tends to overshadow the uses of direct democracy at the local level --despite the fact that roughly 70 percent of Americans live in cities where citizens can use local ballot initiatives to decide major policy issues. Historically, California is a leader in local direct democracy. Voters in all California cities and counties have access to the initiative, and Californians are more likely than other U.S. citizens to exercise this power. In the November 2000 election, for example, over half of all U.S. local measures relating to growth and development appeared on California ballots.

**HOW SHALL WE GROW?: Alternative futures for the greater San Francisco Bay Region** / Landis, John D. -- Berkeley, Calif.: California Policy Seminar, 1993

May be purchased via the World Wide Web (scroll down page):

<http://ceres.ca.gov/planning/sources/growth.html>

What if you had a sophisticated computer program and comprehensive data-base which enabled you to project alternative futures based on alternative planning policies?

Professor Landis and company did just that for the San Francisco Bay Area.

*Also: U2633 G76 -- California State Library, Government Documents*

California Policy Seminar, (510) 642-5514 -- 1950 Addison, # 202, Berkeley, CA

**IMPACT FEE SURVEYS: THE NATIONAL PERSPECTIVE** / Mullen, Clancy -- [Austin, TX]: Duncan Associates, 2003

Presented at: The Impact Fee Roundtable (San Diego, CA: October 2003)

Also available full text via the World Wide Web:

[http://www.impactfees.com/rtable03\\_survey2.pdf](http://www.impactfees.com/rtable03_survey2.pdf)

"What Qualifies as an Impact Fee? The multitude of names used to refer to impact fees is one obstacle to developing an accurate survey of such fees. Common terms used to refer to impact fees include 'capacity fees,' 'facility fees,' 'system development charges' and 'capital recovery fees.' Their common characteristics are that (1) they are charged only to new development, (2) they are standardized fees as opposed to ad hoc, negotiated payments and (3) they are designed and used to fund capital improvements needed to serve growth." - (p. 1)

**THE IMPACT OF BUILDING RESTRICTIONS ON HOUSING AFFORDABILITY** /

Glaeser, Edward L.; Gyourko, Joseph -- New York, NY: Federal Reserve Bank of New York (FRBNY), 2003

FRBNY Economic Policy Review - Vol. 9, no. 2 (June 2003) p. 21-39

Also available full text via the World Wide Web:

<http://www.newyorkfed.org/research/epr/03v09n2/0306glae.pdf>

This paper examines whether America actually does face an affordable housing crisis, and why housing is expensive in high-price areas. - (p. 21)

## **PUBLICATIONS RELATED TO URBAN DEVELOPMENT PATTERNS**

### **THE IMPACT OF URBAN GROWTH BOUNDARIES ON FUTURE URBANIZATION /**

Ryan, Christine; Wilson, John -- Los Angeles / USC Lusk Center for Real Estate, 2003  
(Lusk Research Brief; Spring 2003)

Also available full text via the World Wide Web:

<http://www.usc.edu/schools/sppd/lusk/research/briefs/pdf/spring2003.pdf>

The economic development and land use policies pursued in Southern California throughout most of the twentieth century encouraged rapid population growth and urbanization of land. The five counties of Southern California – Los Angeles, Orange, Riverside, San Bernardino, and Ventura – currently support 16 million people, a sevenfold increase since 1900. The growth shows no signs of waning, with the five counties adding 2 million people during the 1990s.

### **THE IMPACT OF ZONING ON HOUSING AFFORDABILITY /**

Glaeser, Edward L; Gyourko, Joseph / -- Cambridge, MA: Harvard Institute of Economic Research, 2002

Also available full text via the World Wide Web:

<http://post.economics.harvard.edu/hier/2002papers/HIER1948.pdf>

"One implication of this analysis is that the affordable housing debate should be broadened to encompass zoning reform, not just public or subsidized construction programs. While poor households almost certainly are not consuming the typical unit in areas with extremely high prices, we suspect that any filtering model of housing markets would show that they, too, would benefit from an increased focus on land use constraints by affordability advocates. - (p. 6)

### **THE IMPACTS OF SMART GROWTH UPON THE ECONOMY /**

Downs, Anthony -- [Washington, DC] Brookings Institution, [2003]

"Speech presented at a Land Use Institute ... in New Brunswick, NJ, on April 30, 2003"

Also available via the World Wide Web:

<http://www.anthonydowns.com/smartgrowtheconomy.htm>

"Just what is smart growth? In general, smart growth is a set of ideal goals about how future urban development should be implemented. These goals have been formulated in response to the perceived ill effects of continuing suburban sprawl. Therefore, to understand smart growth, it is first necessary to examine suburban sprawl and its effects. Suburban sprawl is one possible form of metropolitan-area development. It has been the dominant form in the U.S. for the past 50 years..." - (p. 1)

### **IMPACTS OF URBAN GROWTH MANAGEMENT ON URBAN FORM : A comparative study of Portland, Oregon, Orange County, Florida and Montgomery County, Maryland /**

Song, Yan -- College Park, MD: University of Maryland, National Center for Smart Growth Research and Education [2002]

Also available full text via the World Wide Web:

[http://www.smartgrowth.umd.edu/events/pdf/Song\\_Paper2.pdf](http://www.smartgrowth.umd.edu/events/pdf/Song_Paper2.pdf)

Abstract: "In this paper we compute several quantitative measures of urban form and then provide a comparative study of urban development patterns in three study areas: Portland, Oregon, Orange County, Florida, and Montgomery County, Maryland. Our results suggest that our study areas have quite similar development patterns... We concluded that either market forces or the plethora of growth management policies have altered subdivision design, but have been ineffectual on urban form at the regional level."

## **PUBLICATIONS RELATED TO URBAN DEVELOPMENT PATTERNS**

### **IMPLICATIONS OF CHANGING U.S. DEMOGRAPHICS FOR HOUSING CHOICE AND LOCATION IN CITIES** / Riche, Martha Farnsworth -- Washington, DC: Brookings Institution, Center on Urban & Metropolitan Policy, 2001

Also available full text via the World Wide Web:

<http://www.brook.edu/dybdocroot/es/urban/riche/riche.pdf>

The demographics of the United States are rapidly shifting. For the first time in history, we are looking at a population that will have roughly equal numbers of people in every age group. Americans are becoming more ethnically and racially diverse. And the combination of longer life expectancies and the preference for small families have made households without children currently in them, especially pre-retirement households, more numerous. This paper examines how the country's current and projected demographic trends will impact preferences for housing choices and residential location in the future, and particularly how they will affect cities and metropolitan areas.

### **INFLUENCES OF THE FISCALIZATION OF LAND USE AND URBAN GROWTH BOUNDARIES (Part II – An Economist's Perspective on Urban Sprawl)** / Wassmer, Robert W. -- Sacramento, CA: Senate Publications, 2001

Available (html format) at California Senate Office of Research:

[http://www.sen.ca.gov/sor/REPORTS/COMM\\_STUDIES/SPRAWLREPORTTWO.HTP](http://www.sen.ca.gov/sor/REPORTS/COMM_STUDIES/SPRAWLREPORTTWO.HTP)

Also available for purchase via the World Wide Web:

<http://www.sen.ca.gov/publications/CHRON.TXT>

California policy-makers and think tanks often talk of the "fiscalization of land use." It's a shorthand way of suggesting that local planning and zoning decisions are driven by the goal of maximizing the local tax revenues that land can produce. While it has been assumed this phenomenon encourages urban sprawl - as "big box stores," auto malls and other high-volume retailers spring up on once open lands - no one has studied whether the appropriate data does, indeed, show that fiscal considerations are driving many local land-use decisions.

Also: L553 .U73 pt.2 – *California State Library, Government Documents*

### **INVENTORY APPROACH TO URBAN GROWTH BOUNDARIES** / Knaap, Gerrit J; Hopkins, Lewis D. -- Chicago, IL: American Planning Association, 2001

Journal of the American Planning Association – Vol. 67, no. 3 (Summer 2001) p.314-326

Available for purchase via the World Wide Web:

<http://pqasb.pqarchiver.com/planning/>

"Our purpose is not to develop new techniques of inventory control or growth management; it is instead to apply principles of inventory control to the problem of managing urban growth. To illustrate how the principles of inventory control can be used in urban growth management we use urban growth boundaries (UGBs) as our primary example, though the principles apply to other types of land use regulations as well." - (p. 314)

## PUBLICATIONS RELATED TO URBAN DEVELOPMENT PATTERNS

**INVESTING IN A BETTER FUTURE: A review of the fiscal and competitive advantages of smarter growth development patterns** / Muro, Mark; Puentes, Robert - -- Washington, DC: Brookings Institution, Center on Urban & Metropolitan Policy, 2004  
Also available full text via the World Wide Web:

[http://www.brookings.edu/urban/pubs/200403\\_smartgrowth.pdf](http://www.brookings.edu/urban/pubs/200403_smartgrowth.pdf)

This paper makes the case that more compact development patterns and investing in projects to improve urban cores would save taxpayers' money and improve regions' overall economic performance. To that end, it relies on a review of the best academic empirical literature to weigh the extent to which a new way of thinking about growth and development can benefit governments, businesses, and regions during these fiscally stressed times.

**IS GROWTH CONTROL A PLANNING FAILURE?** / Bradshaw, Ted K. - Berkeley, Calif.: U.C. Berkeley Institute of Urban & Regional Development (IURD), 1993  
U.C. Berkeley - IURD Working Paper; no. 590

Available for purchase at the World Wide Web:

[http://www-iurd.ced.berkeley.edu/workingpapers\\_1990-1995.htm](http://www-iurd.ced.berkeley.edu/workingpapers_1990-1995.htm)

The management of urban growth has recently taken a prime position in California policy as well as in the discussions of academics, planners, and policy analysts. Growth management, however, is an ambiguous concept comprised of a diverse set of tools aimed at resolving or preventing a variety of urban dysfunctions. - (p. 1).

Also: U5010 W6 no. 590 - California State Library, Government Documents

**IS HOME RULE THE ANSWER? : Clarifying the influence of Dillon's rule on growth management** / Richardson Jr., Jesse J.; Gough, Meghan Zimmerman; Puentes, Robert - -- Washington, DC: The Brookings Institution - Center on Urban & Metropolitan Policy, 2003

Available full text via the World Wide Web:

<http://www.brookings.edu/dybdocroot/es/urban/publications/dillonsrule.pdf>

Summary: This paper conducts a first-ever state scan to determine which states adhere to Dillon's Rule, and which do not. Dillon's Rule is a little-known judicial doctrine that restricts local autonomy and is often criticized as a hindrance to growth management. This paper probes the definition and use of the rule and finds that it neither prohibits nor hinders action to limit sprawl.

**IS URBAN SPRAWL BACK ON THE POLITICAL AGENDA? : Local growth control, regional growth management, and politics** / Leo, Christopher - -- Thousand Oaks, CA: SAGE Publications, 1998

Co-authored by: Mary Ann Beavis, Andrew Carver and Robyne Turner

Urban Affairs Review - Vol. 34, no. 2 (November 1998) p. 179-211

The author argues that the apparent ineffectuality of efforts to control urban sprawl is in some part a result of failure to distinguish between growth controls, which have a well-earned reputation as a thinly veiled form of NIMBYism and regional growth management (RGM), which involves the attempt to set out rules for development that are designed to preserve the livability, viability, and attractiveness of an urban area as a whole. This study surveys emerging political forces favoring RGM and notes signs that a new constellation of forces is emerging. It assesses the significance of this shift.

## PUBLICATIONS RELATED TO URBAN DEVELOPMENT PATTERNS

**JOB CREATION AND HOUSING CONSTRUCTION: Constraints on employment growth in metropolitan areas** / Saks, Raven E. -- [Cambridge, MA]: Joint Center for Housing Studies of Harvard University (JCHS), 2004

Also available full text via the World Wide Web:

[http://bpp.wharton.upenn.edu/Acrobat/Saks\\_AEW\\_paper\\_2\\_9\\_05.pdf](http://bpp.wharton.upenn.edu/Acrobat/Saks_AEW_paper_2_9_05.pdf)

Differences in the supply of housing generate substantial variation in housing prices across the United States. Because housing prices influence migration, the elasticity of housing supply also has an important impact on local labor markets. Specifically, an increase in labor demand will translate into less employment growth and higher wages in places where it is relatively difficult to build new houses.

**LAND SUPPLY AND INFRASTRUCTURE CAPACITY: Monitoring for smart urban growth** / Knapp, Gerrit J, Moore, Terry -- Cambridge, MA: Lincoln Institute of Land Policy, 2000

(Lincoln Institute of Land Policy Working Paper; WP00GK1)

Available for purchase via the World Wide Web:

<http://www.lincolninst.edu/pubs/pub-detail.asp?id=96>

For urban growth there is a general agreement that it will occur, that it needs some type of management, and that such management requires (at least in part) public policies. The disagreements about growth management are about how many and which policies to use, and how extensively to apply them. Growth management has some measurable dimensions not available in metaphysics.

**LAND USE PLANNING AND INFRASTRUCTURE:** A briefing paper for the Conference Committee on AB 857 (Wiggins) and SB 741 (Sher) / California Assembly Office of Research -- Sacramento, CA: State Capitol Printing, 2002

Also available full text via the World Wide Web:

[http://www.assembly.ca.gov/sqc/Land\\_Use\\_Planning\\_Infrastructure.pdf](http://www.assembly.ca.gov/sqc/Land_Use_Planning_Infrastructure.pdf)

"California's affordable housing shortage is increasingly evident. The median home price has risen 26% over the previous year, and affordability has dropped to 32% of California households. On average, a worker would have to work full-time at \$18.40 per hour, or 294% of the minimum wage, to afford a two-bedroom apartment at the State's fair market rent." - (p. 2)

**LESS IS MORE: The benefits of minimal land development regulation** / Dowall, David E. -- Berkeley: University of California, Berkeley Institute of Urban and Regional Development (IURD), 1991

U.C. Berkeley - IURD Working Paper; no. 531

Available for purchase at the World Wide Web:

[http://www-iurd.ced.berkeley.edu/workingpapers\\_1990-1995.htm](http://www-iurd.ced.berkeley.edu/workingpapers_1990-1995.htm)

"Land use regulations powerfully shape the process and cost of land and housing production. As this paper has illustrated, these regulations impede land supply, increase the costs of residential plots, and limit the ability of developers to respond to housing demand. Complicated approval procedures limit housing market competition by creating barriers to entry. They also make the housing market more sluggish and slow to adjust production to meet changes in demand. All in all, the regulations make the threshold price of housing more expensive than it might be otherwise." - (p. 20)

Also: U5010 W6 no.531 – *California State Library, Government Documents*



## PUBLICATIONS RELATED TO URBAN DEVELOPMENT PATTERNS

**A LINE IN THE LAND: Urban-growth boundaries, smart growth, and housing affordability** / Staley, Samuel R.; Edgens, Jefferson G; Mildner, Gerard C.S. / Los Angeles, CA: Reason Public Policy Institute (RPPI), 1999 (RPPI Policy Study; no. 263)

Available full text via the World Wide Web:

<http://www.rppi.org/urban/ps263.html>

More than 100 cities and counties have adopted some form of a growth boundary—a limit on land development beyond a politically designated area—to curb sprawl, protect open space, or encourage the redevelopment of inner-city neighborhoods. Statewide mandates for growth boundaries exist in Oregon, Tennessee, and Washington. Urban-growth boundaries, however, have potentially negative, if unintended, side effects. By reducing the supply of developable land, for example, housing and land prices could increase, reducing housing affordability and production.

**THE LINK BETWEEN GROWTH MANAGEMENT AND HOUSING AFFORDABILITY: The academic evidence** / Nelson, Chris; Pendall, Rolf; Knaap, Gerrit -- Washington, DC: Brookings Institution, 2002

Also available full text via the World Wide Web:

<http://www.brook.edu/dybdocroot/es/urban/publications/growthmang.pdf>

Abstract: Rising concerns about traffic congestion, loss of farmland, urban disinvestment, and the costs of public infrastructure have led an increasing number of state and local governments to adopt new policies to better manage metropolitan growth. Such programs often involve a package of tools such as zoning, comprehensive plans, subdivision regulations, development fees and exactions, and infrastructure investments and are sometimes described as growth controls, growth management, sustainable development, or smart growth.

**LIVING WITH SPRAWL: As farms give away to subdivisions and traffic lights ... America's rural cooperatives struggle to adjust** / Merlo, Catherine -- [Washington, DC]: USDA Rural Business / Cooperative Service, 2003

Rural Cooperatives - July/August 2003 (p. 4-8)

Also available via the World Wide Web:

<http://www.rurdev.usda.gov/rbs/pub/jul03/jul03.pdf>

After selling their farms in Southern California at profitable prices, many citrus growers began looking for new lands to farm. They found them in California's San Joaquin Valley, and further south in the desert areas of the Coachella Valley. They also found new opportunity in Arizona. Many Sunkist farmer-members, as well as their packinghouses, picked up stakes and moved to larger acreage operations on the abundant new land. Packinghouses took the hardest hit from urban sprawl. The local, member-owned associations once numbered in the hundreds throughout California. Due to the urban shift, as well as modernization, those numbers have dropped dramatically. In Orange County alone, where 20 packinghouses once operated, only one remains today.



## **PUBLICATIONS RELATED TO URBAN DEVELOPMENT PATTERNS**

**THE LOCAL INITIATIVE IN CALIFORNIA** / Gordon, Tracy M -- Los Angeles, CA: Public Policy Institute of California (PPIC), 2004

Also available full text via the World Wide Web:

[http://www.ppic.org/content/pubs/R\\_904TGR.pdf](http://www.ppic.org/content/pubs/R_904TGR.pdf)

Abstract: In The Local Initiative in California, PPIC research fellow Tracy Gordon provides the most comprehensive evaluation of the local initiative to date. Drawing on previously unexplored data, her report examines trends and patterns in local initiatives and investigates their causes and policy consequences. Gordon finds that local initiatives are more numerous, more likely to qualify, and more likely to become law than statewide initiatives. The major criticisms of the statewide initiative—for example, that it benefits special interests, depresses turnout, or tramples minority rights—do not seem to apply to the local initiative.

**LOCAL LAND USE CONTROLS AND DEMOGRAPHIC OUTCOMES IN A BOOMING ECONOMY** / Quigley, John M.; Raphael, Steven; Rosenthal, Larry A. / Institute of Business and Economic Research (IBER) -- Berkeley, CA: U.C. Berkeley - Program on Housing and Urban Policy, 2002

(U.C. Berkeley - IBER Working Paper no.; W02-001)

Report also available full text via the World Wide Web:

<http://ideas.repec.org/p/cdl/bphupl/w02-001.html>

Californians are infamous for describing their state's economy as the sixth largest in the world, with a GDP exceeding that of Italy, Spain, and many other members of the European Union. Besides its size, and prodigious rate of economic growth during the 1990s, California is distinguished from other U.S. states and most European economies by its demographic composition and by the unusual character of its local public sector.

**MEASURING SPRAWL AND ITS IMPACT: Mix of jobs, shops and housing** / Ewing, Reid; Pendall, Rolf; Chen, Don -- Washington, DC: Smart Growth America, 2002

Also available full text via the World Wide Web:

<http://www.smartgrowthamerica.com/sprawlindex/MeasuringSprawl.PDF>

The relationships found between urban sprawl and the quality of life outcomes show that traffic and transportation-related problems appear to increase in more sprawling areas. Even when controlling for income, household size, and other variables, people drive more, have to own more cars, breathe more polluted air, face greater risk of traffic fatalities, and walk and use transit less in places with more sprawling development patterns. While these findings may seem obvious, this is the first study to explicitly measure sprawl and explicitly relate sprawl, so measured, to an important set of transportation outcomes.

**MEASURING URBAN FORM: Is Portland winning the war on sprawl?** / Song, Yan; Knaap, Gerrit-Jan. / American Planning Association (APA) -- [Chicago, IL]: APA, 2004  
*Journal of the American Planning Association* - Vol. 70, no. 2 (Spring 2004) p. 210- 225

Also available for purchase via the World Wide Web:

<http://www.planning.org/japa/pdf/JAPAsong.pdf>

Abstract: Although many have written about urban sprawl, few have sought to measure it. In this article, we present several quantitative measures of urban form and compute these for neighborhoods of varying age in Washington County, the western portion of the Portland, Oregon, metropolitan area.

## **PUBLICATIONS RELATED TO URBAN DEVELOPMENT PATTERNS**

**METROPOLITAN GROWTH PLANNING IN CALIFORNIA: 1900-2000** / Barbour, Elisa -  
- San Francisco, CA: Public Policy Institute of California (PPIC), 2002

Available full text via the World Wide Web:

[http://www.ppic.org/content/pubs/R\\_1202EBR.pdf](http://www.ppic.org/content/pubs/R_1202EBR.pdf)

Abstract: Focusing on transportation, land use, and environmental planning, Barbour divides the state's reform efforts into three distinct waves: the consolidation of planning activities under central city governments; the fragmentation of those activities during post-World War II suburbanization; and recent attempts to reintegrate them without changing the fundamental structures of political authority. Barbour also assesses the state's current prospects for growth management at the regional level.

**METRO'S REGIONAL LAND INFORMATION SYSTEM: The Virtual key to Portland's growth management success** / Knaap, Gerrit J.; Bolen, Richard; Seltzer, Ethan --

Washington, DC: Lincoln Institute of Land Policy, 2003

(Lincoln Institute of Land Policy Working Paper; WP03GK1)

Also available for purchase via the World Wide Web:

<http://www.lincolninst.edu/pubs/pub-detail.asp?id=862>

Though metropolitan Portland, Oregon, has perhaps the best-known growth management program in the world, one of the most important elements of that system has been conspicuously overlooked: the regional land information system (RLIS). Since RLIS was developed in the late 1980s, it has played a critical role in the development of every significant plan, the evaluation of every key policy, and the formulation of every major development model. RLIS created conditions that enabled a sophisticated and now much-studied approach to metropolitan growth management to emerge.

**MONITORING LAND AND HOUSING MARKETS: An essential tool for smart growth**

/ Knaap, Gerrit J. -- Washington, DC: National Center for Housing and the Environment (NCHE), 2004

Also available full text via the World Wide Web:

<http://www.nmhc.org/Content/ServeFile.cfm?FileID=4061>

Abstract: A paper that provides information about how communities can develop and maintain an information system that tells community leaders more about their local land and housing markets. The paper reinforces the notion that land monitoring is an important tool for planners and policymakers to use when planning for future growth.

**NEW SHAPE OF SUBURBIA: Trends in residential development** / Schmitz, Adrienne

-- Washington, DC: ULI, 2003

Book also available for purchase via the World Wide Web:

<http://bookstore.uli.org/Template.cfm?Section=Home&Template=Ecommerce/ProductDisplay.cfm&Productid=670>

Capitalize on the lucrative market for suburban residential development. This new book describes how consumer demands are changing, strategies for overcoming NIMBYism, and the latest trends related to open space, infill and mixed housing development, increasing density, transportation, and street design. Seasoned developers provide insight into what works--and the traps to avoid—in developing single- and multifamily properties ranging in size from 22 units to large planned communities, both conventional and new urbanist, in price ranges from affordable to luxury.

## PUBLICATIONS RELATED TO URBAN DEVELOPMENT PATTERNS

**NIMBYS AND KNOWLEDGE: Urban regulation and the "new economy"** / Malpezzi, Stephen -- University of California, Berkeley Institute of Business & Economic Research -- Berkeley, CA: UC Berkeley, Program on Housing & Urban Policy, 2001 (U.C. Berkeley - IBER Conference Paper Series; C01-009)

Available full text via the World Wide Web:

<http://urbanpolicy.berkeley.edu/pdf/malpezzi.pdf>

The purpose of this paper is to explore relationships between certain aspects of what used to be called the "New Economy," in particular the economic structure of a metropolitan area, and some aspects of the housing market, namely NIMBYism and land use regulation; housing prices, and urban form ("sprawl"). - (p. 3)

**PAYING THE COSTS OF SPRAWL: Using fair share costing to control sprawl** /

Snyder, Ken; Bird, Lori. / Smart Communities Network -- [Washington, DC]: U.S. Dept. of Energy, Federal Energy Management Program, [1999]

Also available full text via the World Wide Web:

<http://www.sustainable.doe.gov/articles/sprawl.pdf>

Sprawl is generally defined as very low-density development outside of city centers, usually on previously undeveloped land. Opponents of sprawl loathe to admit that sprawl has many attractions – low-density residential lifestyles, easy access to open space at home and in the country, relatively short commuting times for those who both live and work in the suburbs, ease of movement, and the ability to separate oneself spatially from problems associated with poverty and the inner city. Nonetheless, sprawl is as much a product of poor land use planning, skewed market mechanisms, uneven tax policies, and fragmented government bodies as it is a product of personal preference. And while sprawl has its advantages, some would argue its costs to society outweigh its benefits.

**PLANNING FOR SMART GROWTH: 2002 state of the states** / American Planning

Association -- [Chicago, IL]: APA Policy Department, 2002

Co-published by: American Institute of Certified Planners

Available full text via the World Wide Web:

<http://www.planning.org/growingsmart/pdf/states2002.pdf>

As more states face deficit budgets, questions about the cost and efficiency of smart growth are more important than ever. Increasingly, the fiscal implications of unmanaged growth and change facing metropolitan areas, suburbs and neighboring towns are becoming an important catalyst to reform outdated planning and zoning laws. - (p. 8)

**THE PORTLAND REGION: Where city and suburbs talk to each other -- and often agree** / Abbott, Carl -- Washington, DC: Fannie Mae Foundation, 1997

Housing Policy Debate - Vol. 8, no. 1 (p. 11-51)

Also available full text via the World Wide Web:

[http://www.fanniemaefoundation.org/programs/hpd/pdf/hpd\\_0801\\_abbott.pdf](http://www.fanniemaefoundation.org/programs/hpd/pdf/hpd_0801_abbott.pdf)

The study finds that many of Portland's accomplishments center on urban design, but that the region's most distinguishing characteristics is its attention to political process. The discussion concludes with suggestions about the value of extensive civic discourse, incremental policy making, and institution building.

## **PUBLICATIONS RELATED TO URBAN DEVELOPMENT PATTERNS**

**THE PRACTICE OF LOW IMPACT DEVELOPMENT** / Nataluk, Douglas M.; Dooley, Richard -- Upper Marlboro, MD: NAHB Research Center, 2003  
(HUD Contract no. H-21314CA)

Also available full text via the World Wide Web:

<http://www.huduser.org/Publications/PDF/practLowImpctDevel.pdf>

"Building professionals and municipal planning officials each have numerous goals and try to satisfy many needs during land development. Private developers are interested in profitable business ventures that also effectively address environmental concerns and meet regulatory requirements. Public sector officials ensure that development projects mesh with applicable zoning ordinances and help improve the surrounding community. This publication is intended to assist these groups by 1) providing basic conventional and innovative land development technology information, & 2) encouraging the amendment of existing development codes to facilitate the use of those technologies." -- (p. ix)

### **PREVENTING SPRAWL: Farmers and environmentalists working together:**

**Sonoma County** -- Santa Rosa, CA: Greenbelt Alliance, 2004

Report co-sponsored by: Sonoma County Farm Bureau.

This project was funded by a grant from the James Irvine Foundation.

Also available full text via the World Wide Web:

<http://www.greenbelt.org/downloads/resources/sonomareport.pdf>

The people of Sonoma County have done an exceptional job of recognizing the threat of sprawl development and taking early and continuous policy action to face the challenges that come with being one of the most desirable places to live and work in California.

Over the past 30 years this effort has been controversial, resulting in periods of political upheaval. - (p. ES-1)

### **REALITY CHECK ON GROWTH: Lessons learned / Lusk Center for Real Estate –**

Los Angeles, CA: USC - Lusk Center for Real Estate, [2003]

Report co-published by: Urban Land Institute, Los Angeles Chapter.

Also available full text at the World Wide Web:

<http://www.la.uli.org/realitycheck/postreport.pdf>

Executive summary: Although the 20 groups worked out 20 different solutions, some striking similarities reflected a clear consensus on some key points on how to solve our shared challenge: Every group decided to use higher housing densities than current development practices - there was no other choice for accommodating 6 million more people. Nearly every group stressed investment in new infrastructure, including more rapid transit and airport capacity to ensure that the region grows together and not apart. Most groups opted for new "satellite cities" to accommodate a significant share of the population growth - these were complete new communities with employment centers and downtowns, not just tracts of new housing. - (p. 4)

## **PUBLICATIONS RELATED TO URBAN DEVELOPMENT PATTERNS**

**RECENT GROWTH TRENDS AND FUTURE GROWTH POLICY CHOICES: For Ventura County** / Fulton, William [et al.] / University of Southern California - Southern California Studies Center -- [Ventura, CA]: Solimar Research Group, 2003  
Co-authored by: John Wilson, Christine Ryan, Erik Kancler & Alicia Harrison  
Also available full text via the World Wide Web:

[http://www.solimar.org/pdfs/Final\\_VCOG\\_Paper.pdf](http://www.solimar.org/pdfs/Final_VCOG_Paper.pdf)

This report seeks to inform policymakers in Ventura County about recent trends in land urbanization and what policy choices the county and its cities face in the near future under the system of SOAR boundaries and initiatives. This report provides an analysis of land urbanization trends from 1986 to 2000 and offers the results of six future urbanization scenarios as a means of highlighting the choices facing the county. Ventura County has a long history of strongly managing growth, mostly for the purpose of protecting agricultural land threatened by urbanization. This system dates back to the early 1970s, but it has received national publicity since 1998, when a series of ballot initiatives was passed creating urban growth boundaries and requiring voter approval to change those boundaries.

**REDEFINING URBAN AND SUBURBAN AMERICA: Evidence from Census 2000** / Katz, Bruce J.; Lang, Robert E., ed. -- Washington, DC: Brookings Institution Press, 2003

(Brookings Metro Series)

May be ordered via the World Wide Web:

<http://www.brook.edu/press/books/redefiningurbanandsuburbanamerica.htm>

Summary: The early returns from Census 2000 data show that the United States continued to undergo dynamic changes in the 1990s, with cities and suburbs providing the locus of most of the volatility. Metropolitan areas are growing more diverse -- especially with the influx of new immigrants -- the population is aging, and the make-up of households is shifting. Singles and empty-nesters now surpass families with children in many suburbs.

**REGULATIONS AND HOUSING DEVELOPMENT: What we know and what we need to know** / Schill, Michael H. -- Washington, DC: U.S. Dept. of Housing and Urban Development (HUD) - Policy, Development & Research Division, 2004  
Cityscape – Vol. 8, issue no. 1 (p. 5 -19)

Also available full text via the World Wide Web:

<http://www.huduser.org/periodicals/cityscape/vol8num1/ch1.pdf>

Summary: Existing research suggests that a wide range of federal, state, and local regulations, including building codes, environmental laws, land use regulations, impact fees, as well as the government procedures to administer these regulations, reduce the supply of housing and generate substantial costs. Nevertheless, not all of these regulations can fairly be condemned as “barriers.” To the contrary, some costly regulations can be justified because they are necessary to promote public health or safety. Others increase price because they generate amenities and, thereby, increase the demand for housing. However, many forms of federal, state, and local regulation are neither necessary nor efficient. Others may be efficient, but, nonetheless, generate unacceptable affordability problems for low- and moderate-income households.



## PUBLICATIONS RELATED TO URBAN DEVELOPMENT PATTERNS

### **REGULATORY IMPLEMENTATION: Examining barriers from regulatory processes**

/ May, Peter J. -- Washington, DC: HUD - Policy, Development & Research Division, 2004

Cityscape – Vol. 8, issue no. 1 (p. 209-232)

Also available full text via the World Wide Web:

<http://www.huduser.org/periodicals/cityscape/vol8num1/ch6.pdf>

This contribution addresses the effects of regulatory processes on the availability and affordability of housing for regulations governing such things as building safety, the environment, and land use. Consideration of regulatory processes draws attention to two types of effects that occur during the implementation of regulations. One involves delays in construction and the rehabilitation of housing related to red tape. A second is the effects of the added burdens of regulatory implementation in discouraging housing development or rehabilitation in the first place. The magnitude of each of these is hard to establish since the existing research fails to adequately distinguish between the effects of the regulations and the effects of the way with which they are administered.

### **THE REGIONAL CITY: Planning for the end of sprawl** / Calthorpe, Peter; Fulton, William B. -- Washington, DC: Island Press, 2001

Available for purchase via the World Wide Web:

<http://www.planning.org/bookservice/description.htm?BCODE=RRLC>

Two of the foremost advocates of the New Urbanism movement-Peter Calthorpe and William Fulton-offer persuasive arguments for moving the country away from sprawl and toward more compact, mixed-use, economically diverse, and ecologically sound communities. The Regional City incorporates much of Calthorpe's hands-on experience with regional design in the cities of Portland and Salt Lake City to illustrate the benefits of planning communities in which residents are less dependent upon their cars and have the option to walk, bike, or take public transportation between work, school, home, and shopping. This book is not just for architects and urban planners but for all citizens interested in alternatives to suburban sprawl.

Also: HT392 .C28 2001 –*California State Library, General Reference*

### **REGIONAL GROWTH...LOCAL REACTION: The Enactment and Effects of Local Growth Control and Management Measures in California** / Glickfeld, Madelyn;

Levine, Ned -- Cambridge, MA: Lincoln Institute of Land Policy, 1992

Available for purchase via the World Wide Web:

<http://www.lincolninst.edu/pubs/pub-detail.asp?id=16>

Abstract: What works and what does not in local balanced-growth policies for California? This book summarizes how 443 of the state's cities and counties dealt with problems caused by rapid growth in the 1970s and 1980s. Numerous maps, charts and graphs illustrate the distribution of different types of growth control measures throughout the state. The data collected and analyzed for this report are valuable resources in light of changing social and economic conditions in California in the late 1990s and early 2000s.

Also: HD266.C2 G55 1992 – *Univ. of Berkeley, Environmental Design Library*



## **PUBLICATIONS RELATED TO URBAN DEVELOPMENT PATTERNS**

### **RESIDENTIAL DEVELOPMENT AND GROWTH CONTROL POLICIES: Survey results from cities in three California regions** / Lewis, Paul G.; Neiman, Max --

San Francisco, CA: Public Policy Institute of California (PPIC), 2000

Co-published by: Center for Social & Behavioral Sciences Research, U.C. Riverside

Available full text via the World Wide Web:

[http://www.ppic.org/content/pubs/OP\\_700PLOP.pdf](http://www.ppic.org/content/pubs/OP_700PLOP.pdf)

Introduction: "Although California residents and policymakers increasingly discuss housing affordability and production, growth management, and development patterns, little is known about the range of local residential development policies currently employed around the state. In this paper, we provide new evidence on these issues, summarizing the findings of a recent mail survey of local planning officials in the three main regions of the state regarding cities' residential development policies and growth management." - (p. 1)

### **RESIDENTIAL GROWTH CONTROLS: Which cities pass them and why?** / Public

Policy Institute of California -- San Francisco, CA: PPIC, 2002

PPIC Research Brief, January 2002, Issue #54

This research brief summarizes report by Paul G. Lewis and Max Neiman, Cities Under Pressure: Local Growth Controls and Residential Development Policy

Also available full text via the World Wide Web:

[http://www.ppic.org/content/pubs/RB\\_102PLRB.pdf](http://www.ppic.org/content/pubs/RB_102PLRB.pdf)

Conclusion: When conflicts over growth are allowed to fester, they often become a persistent feature of local politics and lead to more restrictive growth policies. For this reason, the authors urge local officials to manage conflicts before they erupt and to take the lead in resolving them once they do. By involving a broad segment of the public in general plan revisions and then following their plans consistently, these officials can help achieve more local consensus and avert conflicts that precipitate strict controls on housing development.

### **RIGHT-SIZING URBAN GROWTH BOUNDARIES (UGB'S)** / Avin, Uri; Bayer, Michael -

- [Chicago, IL]: American Planning Association, 2003

Planning - Vol. 69, no. 2 (February 2003) p. 22-28

Also available for purchase via the World Wide Web:

<http://www.planning.org/planning/nonmember/previouseditions.htm>

Report studies Frederick, Maryland and Portland, Oregon UGB

Article focuses on the use of urban growth boundaries (UGB) as an approach to growth management in the U.S. Includes a discussion of method for sizing UGB; effect of UGB implementation strategies on housing costs, growth patterns, and economic segregation; and gross density of many suburban areas

## PUBLICATIONS RELATED TO URBAN DEVELOPMENT PATTERNS

### **SAN JOSE DEMONSTRATES THE LIMITS OF URBAN GROWTH BOUNDARIES AND URBAN RAIL** / O'Toole, Randal -- [Los Angeles, CA]: Reason Public Policy

Institute (RPPI), 2003

(RPPI Policy Study; no. 309)

Available full text via the World Wide Web:

<http://www.rppi.org/ps309.pdf>

San José's land-use and transportation plans were written by the sorts of urban visionaries who are now writing so-called smart-growth plans for the Twin Cities, Salt Lake City, Denver, and many other cities. These plans attempt to impose the personal preferences of the planners for rail transit over buses and autos and for dense housing over low-density suburbs on entire urban areas. The planners persuade the public to support these plans based on claims that they will reduce congestion and air pollution, provide affordable housing, reduce taxes, and protect open space.

### **SHAPING THE FUTURE OF THE NINE-COUNTY BAY AREA** / Association of Bay Area Governments (ABAG) -- Oakland, CA: ABAG, 2002

(Smart Growth Strategy / Regional Livability Footprint Project)

"Final report - October 2002"

Also available full text at the World Wide Web:

[http://www.abag.ca.gov/planning/smartgrowth/Publications/Final%20Report/SmartGrowthRpt\\_final.pdf](http://www.abag.ca.gov/planning/smartgrowth/Publications/Final%20Report/SmartGrowthRpt_final.pdf)

Participants in the Smart Growth Strategy/Regional Livability Footprint Project did not have to begin their work from scratch. There are already movements afoot and changes taking place throughout the Bay Area and the nation. Faceless strip malls are giving way to attractive, mixed-use plazas that invite walking and social interaction. High-density housing is cropping up near transit stations. Older, inner city areas are receiving facelifts and an infusion of financial investment. And development in new areas often contains elements of smart growth that its predecessors even a decade ago did not. It is these types of smart growth projects that will enable the Bay Area to meet the three key goals of sustainability for future generations: a prosperous economy, a quality environment and social equity.

### **SMART GROWTH: More than a ghost of urban policy past, less than a bold new horizon** / Burchell, Robert W.; Listokin, David; Galley, Catherine C. -- Washington, DC: Fannie Mae Foundation, 2000

Housing Policy Debate - Vol. 11, no. 4 (p. 821-879)

Also available full text at the World Wide Web:

[http://www.fanniemae.foundation.org/programs/hpd/pdf/hpd\\_1104\\_burchell.pdf](http://www.fanniemae.foundation.org/programs/hpd/pdf/hpd_1104_burchell.pdf)

Abstract: Proponents of smart growth tout its more compact, less automobile-dependent development as a superior alternative to the prevailing pattern of sprawl. Admittedly, smart growth is characterized by the ghost of urban policy past, ranging from inner-area revitalization to growth management. Yet, smart growth incorporates leading-edge, contemporary components (e.g. encouraging multimodal transportation, strategically locating public employment), and its timing is propitious – as aging baby boomers, rising immigration, and other forces support core-area revitalization and other smart growth themes.

## PUBLICATIONS RELATED TO URBAN DEVELOPMENT PATTERNS

**SMART GROWTH: Myth and Fact** / O'Neill, David [et. al]. -- Washington, DC: Urban Land Institute, 1999

Pamphlet includes bibliographical references.

Available full text via the World Wide Web:

<http://www.uli.org/AM/Template.cfm?Section=Bookstore&Template=Ecommerce/ProductDisplay.cfm&Productid=739>

Dealing with misconceptions about smart growth? Smart Growth: Myth and Fact investigates eight common myths and counters them with data and examples of development and public policies that work. Seeking to elevate the level of discussion, rather than offer pat solutions, the author covers common misconceptions regarding growth, government regulations, project costs, mass transit, marketability, and more.

**SMART GROWTH AND ITS EFFECTS ON HOUSING MARKETS: The new segregation** / Center for Environmental Justice -- Washington, DC: National Center for Public Policy Research, Center for Environmental Justice, 2002.

Report also available via the World Wide Web:

<http://www.nationalcenter.org/NewSegregation.pdf>

Introduction: ..."It is difficult to make a case for the site-supply restrictions promoted by advocates of smart growth. It is apparent both from theory and the available data that restricting the supply of development sites is bound to raise home prices, everything else being equal. Insidiously, the burden of site-supply restrictions will fall disproportionately on poor and minority families." - (p. v)

**SMART GROWTH AND THE TRANSPORTATION-LAND USE CONNECTION: What does the research tell us** / Handy, Susan -- Davis, CA: U.C. Davis - Dept. of Environmental Science and Policy, [2002]

Presented at: New Urbanism and Smart Growth - A Research Symposium, College Park, Maryland (May 3, 2002)

Also available full text via the World Wide Web:

[http://www.des.ucdavis.edu/faculty/handy/MD\\_paper.pdf](http://www.des.ucdavis.edu/faculty/handy/MD_paper.pdf)

The connection between transportation and land use plays an important role in both explanations of sprawl and estimates of the costs of sprawl. Transportation and land use are inextricably linked in two basic ways and many more subtle ways. First, transportation investments and policies influence development patterns: commercial development stretches out along highway corridors, new subdivisions pop up after the new freeway opens, shopping malls and gas stations congregate at interchanges. In this way, transportation investments contribute to sprawl, but they can also be used as smart growth strategies to help to fight sprawl. Second, development patterns shape travel patterns: the design of suburban areas makes transit and walking a challenge, the separation between land uses in low-density developments makes driving a necessity.

## PUBLICATIONS RELATED TO URBAN DEVELOPMENT PATTERNS

### **SMART GROWTH AT THE FRONTIER: Strategies and resources for rural communities**

/ Wells, Barbara -- Washington, DC: Northeast-Midwest Institute, 2002

"This publication was made possible by a grant from the U.S. Environmental Protection Agency."

Also available full text via the World Wide Web:

<http://www.nemw.org/RuralSmartGrowth.pdf>

The need for rural smart growth strategies is clear: rural towns are at the very frontier of tomorrow's sprawling development. Some rural communities have mobilized around their concerns about growth and its effect on traditional town centers, natural resources, and working landscapes. These concerns spur innovations in planning for growth and leveraging a wide variety of financial and technical resources.

### **SMART GROWTH FOR NEIGHBORHOODS: Affordable Housing and Regional Vision**

/ Kalinosky, Leah -- Washington, DC: National Neighborhood Coalition, [2001]

Also available full text via the World Wide Web:

<http://www.neighborhoodcoalition.org/pdfs/hsg%20report%20copy2.pdf>

"Smart growth for Neighborhoods: Affordable Housing and Regional Vision" examines how communities can promote both affordable housing and smarter regional growth. Recommendations from the report include addressing exclusionary development practices, encouraging regional planning for affordable housing and smart growth, increasing funding for affordable housing, and building new alliances.

### **SMART GROWTH, HOUSING MARKETS, AND DEVELOPMENT TRENDS IN THE BALTIMORE-WASHINGTON CORRIDOR**

/ Knaap, Gerrit, [et al.] -- College Park, MD: University of Maryland, National Center for Smart Growth Research & Education, 2003

Also available full text via the World Wide Web:

<http://www.smartgrowth.umd.edu/pdf/ConstraintsCauseUrbanSprawl.pdf>

Maryland is a dense and rapidly growing state. For this and other reasons, Maryland has been a national leader in a movement known as smart growth. Smart growth has many objectives, but concentrating urban growth in well defined areas while protecting rural land from development are perhaps its primary goals. Though public support for smart growth continues to rise, so do concerns that policies used to promote smart growth could have adverse effects on land and housing markets.

### **SMART GROWTH IN ACTION: Housing capacity and development in Ventura County**

/ Fulton, William, [et. al] -- Los Angeles, CA: Reason Public Policy Institute; Solimar Research Group, 2001

Available full text via the World Wide Web:

<http://www.solimar.org/pdfs/smartgrowthinaction.pdf>

"This study suggests that significant deficiencies exist in the capacity of existing planning systems to accommodate rational planning goals. Despite passing a countywide growth-management initiative in 1998, most cities have not adjusted their plans to accommodate expected housing demand, creating conditions that are likely to lead to further housing-price escalation and increased political manipulation of the housing market. Based on the analysis of Ventura County, a county with a long history of growth management and planning reform, most cities in that county will face significant housing shortages well before the end of the 20-year planning horizon anticipated during the public campaign to approve the far reaching growth-management market". - (p. 26)

## PUBLICATIONS RELATED TO URBAN DEVELOPMENT PATTERNS

**SMART GROWTH IS SMART BUSINESS: Boosting the bottom line & community prosperity** / National Association of Local Government Environmental Professionals (NALGEP) -- [Washington, DC]: NALGEP, 2004

Co-published by: Smart Growth Leadership Institute

Also available full text via the World Wide Web:

<http://www.resourcesaver.com/file/toolmanager/CustomO93C337F52733.pdf>

"The profiles in this report demonstrate that more and more businesses are putting smart growth into action because it is good for business – that is, good for their bottom line. Most importantly, businesses are engaged in smart growth for business reasons first and the environment and community livability second. Increasingly, business leaders are recognizing that smart growth is smart business. A wide variety of business sectors are joining in smart growth efforts – including developers, realtors, utilities, bankers and financiers, chambers of commerce, technology companies, industrial manufacturers, retail and service companies, tourism businesses, transportation companies, and numerous others. Many companies, including those profiled in this report, are integrating smart growth into their daily business operations". -- (p. 9)

**SMART GROWTH TOOL KIT: Community profiles and case studies to advance smart growth practices** / O'Neill, David J.; Urban Land Institute -- Washington, DC: The Institute, 2000

Available for purchase at the World Wide Web:

<http://www.planning.org/bookservice/description.htm?BCODE=RSTK>

Get the help you need to make smart growth a reality in your community. The Tool Kit provides step-by-step instructions to help you get started and explains the strategies that have worked in other cities. Case studies help you make the case for smart growth by providing concrete examples of successful projects involving infill redevelopment, brownfields, conservation design, master-planned and new urbanist communities, town centers, and transit neighborhoods.

Also: D60 4 S6 2000 – *Housing Resource Center, Calif. Dept. of Housing & Community Development (322-9648)*

**SMART GROWTH ZONING CODES: A resource guide** / Tracy, Steve -- Sacramento, CA: Local Government Commission (LGC), 2003

Guidebook may be purchased via the World Wide Web (December 2004):

<http://www.lgc.org/freepub/index.html>

Executive Summary: Overcoming Obstacles to Smart Growth through Code Reform –

May be downloaded full text via the World Wide Web:

[http://www.lgc.org/freepub/PDF/Land\\_Use/sg\\_code\\_exec\\_summary.pdf](http://www.lgc.org/freepub/PDF/Land_Use/sg_code_exec_summary.pdf)

Communities throughout North America are calling for development that creates human-scale neighborhoods and not "garage-scape" subdivisions. Unfortunately, many local governments' zoning codes are actually standing in the way of the type of development that residents want.

## PUBLICATIONS RELATED TO URBAN DEVELOPMENT PATTERNS

**SPRAWL BUSTING: State programs to guide growth** / Weitz, Jerry -- American Planning Association -- Chicago, IL: Planners Press, 1999

Book available for purchase via the World Wide Web:

<http://www.planning.org/bookservice/description.htm?BCODE=ASPR>

As sprawl threatens ever-larger chunks of the American landscape, planners and public officials nationwide are talking about the potential benefits of “smart growth.” Several states are on the verge of legislating new programs that mandate growth management planning at the regional and local levels. A few states already have a long history of state sponsored land-use programs, but until now their experiences have not been analyzed or documented. Just in time, Jerry Weitz has written this thorough review of three decades of growth management efforts in the pioneering states of Florida, Georgia, Washington, and Oregon. Their experiences teach valuable lessons on how to craft legislation, set up administrative structures, and encourage local and regional governments to participate—even enthusiastically—in mandated land-use planning.

Also: KF5698 .Z95 W44 1999 – *California State Library, General Reference*

**THE SPRAWLING OF AMERICA: In defense of the dynamic city** / Staley, Samuel R - Los Angeles, CA. Reason Public Policy Institute (RPPI), 1999  
(RPPI Policy study; no. 251)

Available full text via the World Wide Web:

<http://www.rppi.org/ps251.html>

Provides a market-based perspective of suburban growth and challenges many underlying principles of the anti-sprawl movement.

Also: HT167 .S72 1999 – *California State Library, General Reference*

**THE STATE OF CALIFORNIA'S REGIONS [SOCR 2001]: A report on the new regionalism in California** -- San Francisco, CA: California Center for Regional Leadership, [2001]

Available full text via the World Wide Web:

<http://www.calregions.org/pdf/RegionsReport01.pdf>

The first annual report [by SOCR] about the regional movement in California.

**STRATEGIES FOR PROMOTING BROWNFIELD REUSE IN CALIFORNIA: A blueprint for policy reform** / Pepper, Edith M. -- San Francisco, CA: California Center for Land Recycling (CCLR), 1998  
(CCLR Policy Paper; no 2)

Also available full text via the World Wide Web:

<http://cclr.org/pubs.html>

This report analyzes California's existing brownfield initiatives in the light of brownfield programs in other states, and makes recommendations for state-level reforms to encourage and facilitate widespread reuse of contaminated sites.



## **PUBLICATIONS RELATED TO URBAN DEVELOPMENT PATTERNS**

**TDRS AND OTHER MARKET-BASED LAND MECHANISMS: How they work and their role in shaping metropolitan growth** / Fulton, William [et al.] -- Washington, DC: Brookings Institution - Center on Urban & Metropolitan Policy, 2004

Co-authored by: Jan Mazurek, Rick Prue and Chris Williamson

Also available full text via the World Wide Web:

[http://www.brookings.edu/urban/pubs/20040629\\_fulton.pdf](http://www.brookings.edu/urban/pubs/20040629_fulton.pdf)

Despite their recognized potential for doing so, TDRs and mitigation banks are not generally coordinated with more broad efforts to manage metropolitan growth. Large scale TDR programs in local jurisdictions may control growth for just that area, but often lead to the leapfrogging of development. Mitigation banks have more regional growth effects because they are frequently created in response to the environmental laws at the federal or state level. In order to truly succeed, it is critical for TDRs and mitigation banks to be placed in the context of a larger, comprehensive land use plan that has specific regional goals for urban development and land conservation. Such a plan must have strong political support and an air of endurance, so that neither landowners nor neighbors will believe it can be easily changed.

**TOOLS AND PATTERNS OF GROWTH MANAGEMENT BALLOT MEASURES IN CALIFORNIA: 1986-2000** / Nguyen, Mai T.; Fulton, William -- Ventura, CA: Solimar Research Group, Inc., 2002

Report includes bibliographical references.

Available full text via the World Wide Web:

<http://www.solimar.org/pdfs/lgcreport.pdf>

"Although a few other states have seen local ballot measures from time to time, no other state has institutionalized the use of growth management ballot measures as California has." - (p. ii)

**TRENDS AND CHALLENGES: Facing the future of the San Francisco Bay Area** / Association of Bay Area Governments (ABAG) -- [Oakland, CA]: ABAG, 1998.

ABAG publication number: P98003PRO

Available via the World Wide Web:

<http://www.abag.ca.gov/planning/trends/>

Housing Section: The Bay Area's burgeoning economy has produced more jobs than housing units, particularly in job-rich communities. Consequently, the cost of buying or renting a place to live in the region has soared. Given the amount, location, and type of housing being planned, the region's housing costs are expected to remain among the highest in the nation.

**TRENDS IN LAND USE LAW FROM A TO Z : Adult uses to Zoning** / Salkin, Patricia E., editor / American Bar Association -- Chicago, IL: ABA Section of State and Local Government Law, 2001

Guidebook includes bibliographical references, table of cases, and index

May be purchased at the World Wide Web:

<http://www.abanet.org/abapubs/envirolaw.html>

See: Chapter 8 - Comprehensive Planning & Smart Growth / Edward J. Sullivan (p. 177-192)

## PUBLICATIONS RELATED TO URBAN DEVELOPMENT PATTERNS

### **THE TRUTH ABOUT REGULATORY BARRIERS TO HOUSING AFFORDABILITY /**

National Association of Home Builders (NAHB) -- Washington, DC: NAHB, [1998?]

Available full text via the World Wide Web:

<http://www.huduser.org/rbc/search/rbcdetails.asp?DocId=85>

This research study looks at the impact of regulatory barriers on affordable housing. The study looks at various markets throughout the country and provides examples of how the regulations have added to the total of cost of the home. The study is based on 42 markets around the nation. The research also surveyed builders where they were asked to discuss their experience with local jurisdiction and the impacts of the regulations on their development projects. The survey results showed a common theme that building regulations added 10 percent to the building cost, which is then passed on and absorbed by the homebuyer. The study looks at one particular regulatory barrier that has been having negative impact not only on the housing market, but also on municipal services such as roads. The study cites the City of Portland, Oregon where the concept of Growth Management Act (GMA) was pioneered.

### **UNDERSTANDING SMART GROWTH SAVINGS: What we know about public infrastructure and service cost savings and how they are misrepresented by critics /**

Litman, Tod -- Victoria, BC: Victoria Transport Policy Institute, 2004

Also available full text via the World Wide Web:

[http://www.vtpi.org/sq\\_save.pdf](http://www.vtpi.org/sq_save.pdf)

Abstract: Land use patterns affect the costs of providing public infrastructure and services such as roads, water, sewage, garbage collection, school transport and mail delivery. Various studies show that these costs tend to increase with sprawl (dispersed development outside existing urban boundaries), and can be reduced with Smart Growth (compact, planned development within existing urban boundaries). Smart Growth can save hundreds of dollars annually per capita compared with providing comparable public services to sprawled destinations. Most current development charges, utility fees and taxes fail to accurately reflect these location-related cost differences, representing a subsidy of sprawl.

### **URBAN DEVELOPMENT FUTURES IN THE SAN JOAQUIN VALLEY /**

Teitz, Michael B.; Dietzel, Charles; Fulton, William -- San Francisco, CA: Public Policy Institute of California (PPIC), 2005

Also available full text via the World Wide Web:

Report: [http://www.ppic.org/content/pubs/R\\_205MTR.pdf](http://www.ppic.org/content/pubs/R_205MTR.pdf)

Brief: [http://www.ppic.org/content/pubs/RB\\_205MTRB.pdf](http://www.ppic.org/content/pubs/RB_205MTRB.pdf)

In all likelihood, the population of California will grow from its current level of some 35 million people to somewhere between 45 million and 55 million by 2040. Where will these new millions live? Many will be accommodated in the crowded metropolitan coastal areas or in Southern California's Inland Empire. However, growth and development in those regions are increasingly resisted in the name of the environment and quality of life, despite the burden of high housing prices. Thus, these areas find it increasingly difficult to accommodate new development. Despite economic pressures to grow, the combination of rising costs and local opposition is likely to push a substantial number of people to seek homes and employment elsewhere.

## PUBLICATIONS RELATED TO URBAN DEVELOPMENT PATTERNS

**URBAN GROWTH BOUNDARIES** / Poss, Diana; Rivasplata, Antero --Sacramento, CA: California Governor's Office of Planning and Research, 1991

Co-published by: California Governor's Interagency Council on Growth Management

Order via Office of Planning and Research – Planning Publications

<http://www.opr.ca.gov/planning/PlanningPubs.shtml>

Also: P580 U72 – *California State Library, Government Documents*

**URBAN PROBLEMS AND COMMUNITY DEVELOPMENT** / Ferguson, Ronald F;

Dickens, William T -- Washington, DC: Brookings Institution Press, 1999

See Chapter 10 - Economics of Housing Services in Low-Income Neighborhoods /

Kenneth T. Rosen & Ted Dienstfrey

May be viewed full text at the World Wide Web:

<http://brookings.nap.edu/books/0815718756/html/index.html>

Includes bibliographical references and index

**URBAN SPRAWL AND RURAL LANDSCAPES: Perceptions of landscape as amenity in Portland, Oregon** / Harvey, Thomas; Works, Martha A -- [London, UK]:

CARFAX Publishing; Taylor & Francis Group, 2002

Local Environment - Vol. 7, no. 4 (2002) p. 381-396

In the Portland, Oregon, metropolitan region, an urban growth boundary (UGB) was established in 1979 to protect farm and forest lands from urban encroachment. Most of the literature on the impact of Oregon's land-use legislation has been on the urban side of the issue -- primarily the relative success Portland has had in containing urban sprawl. The landscape component of this rural transformation is typically considered only as a passive backdrop to urban expansion. We combine findings from land-use analysis and surveys of urban rural residents to suggest ways to merge the amenity values of landscape with planning policy regarding the UGB.

**VACATING THE CITY: An analysis of new homes vs household growth** / Post, Charlie; Bier, Thomas -- Washington, DC: Brookings Institution, Center on Urban & Metropolitan Policy, 2003

Brookings Institution Census 2000 Survey Series (December 2003)

Available full text via the World Wide Web:

[http://www.brookings.edu/dybdocroot/es/urban/publications/20031205\\_Bier.pdf](http://www.brookings.edu/dybdocroot/es/urban/publications/20031205_Bier.pdf)

The relationship between housing construction and household growth is a fundamental and potent factor in the dynamics of urban change, this study finds.

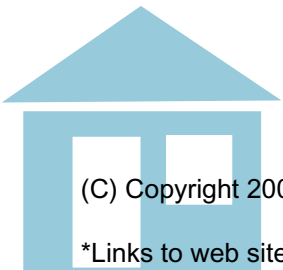
**WHITE PAPER ON SMART GROWTH POLICY IN CALIFORNIA** / Duany, Andres [et al.] -- [Sacramento CA]: California Governor's Office of Planning & Research, 2003

White Paper prepared by: Robert Alminana, Paul Crawford, Andres Duany, Laura Hall, Steve Lawton, and David Sargent

Also available full text via the World Wide Web:

<http://fisherandhall.com/OPR/WhitePaper.pdf>

"The word 'growth' once had positive connotations for Californians, and was equated with better jobs, better housing, better shops, better education and a better quality of life. But the mere mention of the word today brings a firestorm of opposition, fuming about traffic congestion, higher taxes, crowded schools, and the paving-over of the landscape.



### ***Selected California Libraries Contact List***

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1800 Third Street, Rm. 430, Sacramento, CA 95814  
(916) 322-9648; [mkauffma@hcd.ca.gov](mailto:mkauffma@hcd.ca.gov)*

*California State Library - General Collection  
Library and Courts Building, 914 Capital Mall, Rm. 300  
Sacramento, CA 95814 - (916) 654-0261  
<http://www.library.ca.gov/>*

*California State Library - Government Documents  
Library and Courts Building, 914 Capital Mall, Rm. 304  
Sacramento, CA 95814 - (916) 654-0069  
<http://www.library.ca.gov/>*

*UC Berkeley - Environmental Design Library  
Moffitt Library, 5th floor, UC Berkeley, 94720  
(510) 642-4818; [envi@library.berkeley.edu](mailto:envi@library.berkeley.edu)*

*UC Berkeley - Institute of Government Studies  
Library, 109 Moses, UC Berkeley, 94720  
(510) 642-1472; <http://www.lib.berkeley.edu/>*

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